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2  
3 PLEASANT GROVE CITY  
4 PLANNING COMMISSION MINUTES  
5 January 8, 2015  
6

7 **PRESENT:** Chair Scott Richards, Vice-Chair James Malone, Commissioners Amy Cordon,  
8 Eric Jensen, Dallin Nelson, Drew Armstrong, Lisa Coombs, Gary Yeates and Levi Adams  
9

10 **STAFF:** City Planner Royce Davies, Planning Tech Barbara Johnson, City Engineer Degen  
11 Lewis and NAB Chairperson Libby Flegal  
12

13 The meeting was called to order at 7:00 p.m.  
14

15 Chair Richards welcomed those present and reported that Items 2, 5, and 8 had been continued.  
16 Items 2 and 5 were continued indefinitely and Item 8 was continued to the February 12, 2015,  
17 Planning Commission Meeting.  
18

19 **Commission Business:**  
20

21 **a. Opening Remarks:** Commissioner Gary Yeates gave the opening remarks.  
22

23 Chair Richards welcomed Gary Yeates and Lisa Coombs as new alternate Planning  
24 Commissioners. It was noted that both Commissioners Yeates and Coombs would be able to  
25 vote on the agenda items until Commission Levi Adams arrived. At that time, Commissioner  
26 Yeates would be unable to vote.  
27

28 **b. Agenda Approval:**  
29

- 30 • **MOTION:** Commissioner Malone moved to approve the written agenda  
31 as public record, noting that Items 2 and 5 were continued indefinitely and  
32 Item 8 was continued to February 12, 2015. Commissioner Nelson  
33 seconded the motion. The Commissioners unanimously voted "Aye".  
34 The motion carried.  
35

1                   **c. Staff Reports:**

- 2
- 3                   • **MOTION:** Commissioner Nelson moved to approve the Staff Reports as
- 4                   part of the public record. Commissioner Armstrong seconded the motion.
- 5                   The Commissioners unanimously voted “Aye”. The motion carried.
- 6

7                   **d. Declaration of conflicts and abstentions from Commission Members:** There

8                   were none.

9

10 **ITEM 1 -** Elect a new Chair and Vice-Chair for the year 2015.

11

12 Chair Richards explained that a new Planning Commission Chair and Vice-Chair are elected

13 each year.

14

15 Chair Richards opened the meeting to nominations for Planning Commission Chair.

16

17 **MOTION:** Commissioner Jensen moved to nominate Scott Richards as Planning Commission

18 Chair for 2015. Commissioner Armstrong seconded the motion. The Commissioners

19 unanimously voted “Aye”. The motion carried.

20

21 Chair Richards moved to nominate Commissioner James Malone as Vice-Chair. Commissioner

22 Malone declined.

23

24 Commissioner Malone moved to nominate Commissioner Dallin Nelson as Vice-Chair.

25 Commissioner Armstrong seconded the motion. Commissioner Nelson was unsure he could

26 serve on the Planning Commission for all of 2015.

27

28 Commissioner Malone moved to nominate Commissioner Levi Adams as Vice-Chair.

29 Commissioner Armstrong seconded the motion. Chair Richards suggested this item be moved to

30 the end of the agenda since Commissioner Adams had not yet arrived.

31

32 Commissioner Nelson withdrew his earlier rejection of the nomination.

33

34 **MOTION:** Commissioner Malone moved to nominate Commissioner Dallin Nelson as 2015

35 Planning Commission Vice-Chair. Commissioner Armstrong seconded the motion. The

36 Commissioners unanimously voted “Aye”. The motion carried.

37

38 Chair Richards recommended the matter be revisited at the end of the meeting so that

39 Commissioner Adams could participate. City Engineer, Degan Lewis, agreed to research the

40 bylaws concerning Chair and Vice-Chair elections.

41

42 **ITEM 2 -** Public Hearing to consider the request of Dennis Thayne for a preliminary plat

43 approval for a three-lot subdivision called Nick's Place Plat B located at approximately 728 West

44 4000 North in the RR (Rural Residential) zone. **MANILA NEIGHBORHOOD** \*Continued

45 *indefinitely.*

1 **ITEM 3 - Public hearing to consider Site Plan Approval for Taco Amigo located at 239 East**  
2 **State Street in the C-S (Commercial Sales) Zone. MANILA NEIGHBORHOOD.**

3  
4 *Note: Commissioner Levi Adams joined the meeting at 7:09 p.m.*

5  
6 City Planner, Royce Davies, presented the staff report and presented the proposed site plan. It  
7 was reported that the site plan was approved previously by the City Council, however, the  
8 applicant wanted to add property to the east. Staff recommended approval and determined that it  
9 meets all zoning requirements and pre-existing conditions.

10  
11 The applicant, Greg Keetch, identified himself as one of the owners of Taco Amigo and  
12 informed the Commission that the other founders, his parents, were also present. Taco Amigo  
13 had been in business for 34 years and the applicants were looking forward to expanding their  
14 parking and drive-thru area.

15  
16 Chair Richards opened the public hearing. There were no public comments. Chair Richards  
17 closed the public hearing.

18  
19 **MOTION:** Commissioner Malone moved that the Commission approve the site plan for Taco  
20 Amigo and adopt the exhibits, conditions, and findings contained in the staff report.  
21 Commissioner Jensen seconded the motion. The Commissioners unanimously voted "Aye". The  
22 motion carried.

23  
24 **ITEM 4 - Public Hearing to consider the request of Kim Sprague for preliminary plat approval**  
25 **of a nine-lot subdivision called Monson Acres Plat A located at approximately 921 East 100**  
26 **North in the R1-9 (Single Family Residential) Zone. MONKEYTOWN NEIGHBORHOOD.**

27  
28 Mr. Davies presented the staff report and displayed aerial photographs of the subject property.  
29 He explained that the property was recently rezoned R1-9 to match the surrounding property.  
30 The applicant is now proposing a nine-lot subdivision and a revised cul-de-sac. Mr. Davies  
31 confirmed that there are two existing homes on Lots 1 and 9, which will affect the setback of the  
32 new homes. Staff did not have a drawing showing where the setbacks would be, but it was  
33 requested of the applicant as part of the final approval process. All other zoning requirements,  
34 including frontage, lot size, and lot width, had been met. Staff recommended approval.

35  
36 Commissioner Jensen posed a question regarding the curb and gutter requirements. Mr. Davies  
37 confirmed that curbing, gutter, and sidewalks are required along all street frontages.

38  
39 The applicant, Kim Sprague, gave his address as 190 North 850 East and stated that there is  
40 another existing home at the entrance to the cul-de-sac. He explained that there are actually  
41 three existing homes on the property. He also confirmed that there currently is curb, gutter, and  
42 sidewalk along 100 North and will only need to be installed along the new streets and the cul-de-  
43 sac.

1 Chair Richards opened the public hearing. There were no public comments. Chair Richards  
2 closed the public hearing.  
3

4 **MOTION:** Commissioner Armstrong moved that the Commission approve the preliminary plat,  
5 known as Monson Acres Subdivision Plat A, and adopt the exhibits, conditions, and findings  
6 contained in the staff report. Commissioner Adams seconded the motion. The Commissioners  
7 unanimously voted "Aye". The motion carried.  
8

9 **ITEM 5** - Public Hearing to consider the request of Craig Smith to rezone approximately 12.32  
10 acres from RR (Rural Residential) to R1-12 Zone (Single-Family Residential) on property  
11 located at approximately 1640 North 300 East. **BIG SPRINGS NEIGHBORHOOD.**  
12 ***\*Continued indefinitely.***  
13

14 **ITEM 6** - Public Hearing to consider amending City Code Section 10-21-6-A to allow a major  
15 home occupation business to have up to 8 patrons at one time. **CITY WIDE.**  
16

17 Mr. Davies presented the staff report and gave a brief history of the issue. He explained that on  
18 December 11, 2014, the Planning Commission approved a Conditional Use Permit for a home  
19 music business. It was considered a major home occupation, which meant that it was a larger  
20 home business than what would normally be approved. As a result, it required a Conditional Use  
21 Permit, which was approved.  
22

23 The current Code governing major home occupations limits the applicant to six patrons on site  
24 per hour. If the proposed amendment were approved, that number would be increased to eight  
25 per hour. The City Attorney reviewed the application and found no issues.  
26

27 Mr. Davies stated that the Code requires that the business not be detrimental to the  
28 neighborhood, and ensure that there is sufficient off-street parking. Because the application was  
29 approved previously, it was determined to meet both conditions. Based on the previous approval  
30 and the City Attorney's review, staff suggested the Planning Commission recommend the City  
31 Council approve the item.  
32

33 Commissioner Armstrong reminded the Commission of a recent incident where a swimming  
34 pool business had become an issue. The applicant did not have sufficient parking for the patrons  
35 and it became a nuisance to the neighborhood. He wanted to make sure that the neighborhood  
36 would still be protected if this amendment were approved. Mr. Davies confirmed that all other  
37 aspects of the Code would remain the same and only the maximum number of patrons would be  
38 modified.

39 Mr. Davies read from the City Code and stated that if an applicant doesn't meet the conditions  
40 outlined in the Conditional Use Permit, the permit can be revoked.  
41

42 Commissioner Nelson asked about off-street parking. Mr. Davies responded that each situation  
43 yields different results with respect to how many parking spots are needed for the business. In  
44 the case of the music school, the business involves drop-offs and pick-ups so it is unlikely that  
45 the parents will be parked there for long periods of time. It was determined that there are three

1 off-street parking spaces with room for four additional vehicles in the driveway. Staff  
2 determined this to be a sufficient number of spaces for the business.

3  
4 Chair Richards asked staff if there had been other inquiries about the proposed amendment other  
5 than the current applicant. Mr. Davies responded that there had not been other inquiries as long  
6 as he had been on the staff, which had been roughly six months. Community Development  
7 Director, Ken Young, was not present to give further comment.

8  
9 The applicant, Marja Reynolds, gave her address as 864 West 1650 North. She expressed  
10 appreciation for the wording contained in the Code to make decisions on a case-by-case basis.

11  
12 In response to a question from Commissioner Cardon, Ms. Reynolds confirmed that there are no  
13 additional employees of the business, so no one will be parked for long periods of time.

14  
15 Commissioner Jensen asked the applicant if the neighbors are in favor of her business.  
16 Ms. Reynolds responded that many of the neighborhood children will be attending the music  
17 classes and walk, bike, or carpool to her home. She indicated that she brought the issue to the  
18 Planning Commission and City Council to be beyond reproach and she followed the permit as  
19 outlined. While addressing a question from Commissioner Coombs, Ms. Reynolds confirmed  
20 that there will be one class per month where the parents will be invited to stay the duration of the  
21 class, which is one hour. This will be one of the few times the parking spaces may be full.

22  
23 Chair Richards opened the public hearing. There were no comments from the public. Chair  
24 Richards closed the public hearing.

25  
26 Commissioner Adams commented that he lives in the same neighborhood as the subject  
27 business, but felt he could cast an unbiased vote. He had not previously noticed any problems  
28 with parking or other disturbances.

29  
30 Commissioner Cardon asked staff if the applicant could be allowed a greater number of students  
31 without changing the Code and if it could be done through the Conditional Use Permit. Mr.  
32 Davies responded that that would not be possible in this situation. The permit issued to  
33 Ms. Reynolds states that she is allowed the maximum as specified in the Code. Mr. Davies  
34 stated that this was done deliberately in hopes that the ordinance would be changed.  
35 Commissioner Armstrong commented that if another business requested a conditional use  
36 permit, a condition could be applied allowing less than the maximum. Every case should be  
37 considered individually.

38  
39 City Engineer, Degan Lewis, offered additional comments regarding parking connected with the  
40 Conditional Use Permit.

41  
42 **MOTION:** Commissioner Adams moved that the Commission recommend that the City  
43 Council approve the proposed text amendment to Section 10-21-6-A, increasing the maximum  
44 allowed number of patrons to a major home occupation business from six to up to eight per hour,  
45 in the Pleasant Grove City Code, and adopt the exhibits, conditions, and findings contained in the

1 staff report. Commissioner Armstrong seconded the motion. The Commissioners unanimously  
2 voted "Aye". The motion carried.

3  
4 *Note: Commissioner Nelson was excused at 7:40 p.m. Commissioner Yeates voted on all*  
5 *remaining items.*

6  
7 **ITEM 7** - Public Hearing to consider amending City Code Section 10-11-D-2-E to add "General  
8 Storage and Warehousing" to the Conditional Use list in the CS-2 (Commercial Sales 2) Zone.  
9 **CITY WIDE.**

10  
11 Mr. Davies presented the staff report and explained that the applicant was seeking to add  
12 "General Warehousing and Storage, and Unidentified Storage" as a conditional use to the CS-2  
13 Zone as an allowed use. He commented that this addition doesn't fit the main purpose of the  
14 zone, as the primary focus is retail. It does, however, fit the zone generally, as it is a commercial  
15 use. Mr. Davies presented aerial photographs of the two CS-2 zones in the City. Because of the  
16 retail focus of the zone, staff would like to see the retail on the street frontage, with subsidiary  
17 usages behind it. The proposed indoor storage building would be a subsidiary usage.

18  
19 The proposed storage building will have the look of an office building. Staff recommended  
20 placing a condition on the use in the CS-2 Zone that the businesses not front State Street. They  
21 would also like to limit the number of properties on which the condition can be placed. Staff  
22 recommended approval of the proposed text amendment.

23  
24 The applicant, Paul Washburn, gave his address as 825 North 900 West in Orem. Mr. Washburn  
25 stated that the subject property has been for sale for the past 25 years. The owner has been  
26 unable to sell it because of limited access to the property and its location behind existing retail  
27 businesses. Mr. Washburn presented slides of the proposed indoor storage facility and described  
28 the indoor storage procedure.

29  
30 Chair Richards opened the public hearing. There were no comments from the public. Chair  
31 Richards closed the public hearing.

32  
33 The issue of State Street frontage was addressed and it was concluded that this would be added  
34 as a condition.

35  
36 **MOTION:** Commissioner Armstrong moved that the Planning Commission recommend that  
37 the City Council approve the proposed text amendment to Section 10-11-D-2, Use Number 6376  
38 General Warehousing and Storage, and Unidentified Storage as a conditional use, in the CS-2  
39 Zone in the Pleasant Grove City Code; and adopt the exhibits, conditions, and findings contained  
40 in the staff report, and as modified by the conditions below:

- 41  
42 1. This type of storage will not be allowed on street frontage.

43  
44 Commissioner Cardon seconded the motion. The Commissioners unanimously voted "Aye".  
45 The motion carried.

1 **ITEM 8** - Public hearing to consider amending the City Code Section 10-11-D-2-D to allow  
2 living quarters for business caretakers in the CS-2 (Commercial Sales 2) Zone. **CITY WIDE**  
3 ***\*Continued to February 12, 2015.***  
4

5 The Commission revisited Item 1. Mr. Lewis read the bylaws regarding Chair and Vice-Chair  
6 elections. It was determined that the Chair cannot serve two consecutive terms. If the Chair or  
7 Vice-Chair leave the Planning Commission, a replacement must be elected within 60 days. To  
8 begin, the Chair opens the floor to nominations. All Commissioners, with the exception of the  
9 alternate, are eligible for nomination. The candidate is elected once a nomination has been  
10 seconded and receives a majority vote. The Chair asks each Commissioner to cast his vote in  
11 writing. The votes are tallied by the Chair and staff members.  
12

13 The Commission determined that the previous nomination and elections must be stricken, and  
14 the vote redone.  
15

16 **MOTION:** Commissioner Jensen moved the Planning Commission strike previous nominations  
17 and elections. Commissioner Armstrong seconded the motion. The Commissioners  
18 unanimously voted "Aye". The motion carried.  
19

20 Chair Richards opened the floor to nominations.  
21

22 **MOTION:** Commissioner Jensen nominated James Malone as Planning Commission Chair for  
23 2015. Commissioner Adams seconded the nomination. The Commissioner unanimously voted  
24 "Aye". The nomination carried.  
25

26 There were no other nominations for Chair. Chair Richards closed the floor to nominations. The  
27 Commission Members cast their votes for Planning Commission Chair. Commissioner Malone  
28 received the majority vote. Commissioner Malone was elected as Planning Commission Chair  
29 for 2015.  
30

31 Chair Richards opened the floor for nominations for Planning Commission Vice-Chair.  
32

33 **MOTION:** Commissioner Armstrong nominated Levi Adams to serve as Planning Commission  
34 Vice-Chair for 2015. Commissioner Malone seconded the nomination.  
35

36 **MOTION:** Commissioner Jensen nominated Dallin Nelson to serve as Planning Commission  
37 Vice-Chair for 2015. Commissioner Malone seconded the nomination.  
38

39 **MOTION:** Commissioner Cardon nominated Eric Jensen to serve as Planning Commission  
40 Vice-Chair for 2015. Commissioner Armstrong seconded the nomination.  
41

42 Chair Richards closed the nomination period. The Commissioners cast their votes for Planning  
43 Commission Vice-Chair. The votes were counted and Commissioners Adams and Jensen tied.  
44

1 Another vote was taken and Commissioner Jensen was elected as Planning Commission Vice-  
2 Chair for 2015.

3  
4 **Review and approve the Minutes and Report of Actions from the following meetings:**  
5 **Planning Commission Meeting Minutes for December 11, 2014.**

6  
7 **MOTION:** Commissioner Malone moved to approve the Minutes of December 11, 2014.  
8 Commissioner Cardon seconded the motion. The Commissioners unanimously voted "Aye".  
9 The motion carried.

10  
11 **MOTION:** Commissioner Malone moved to adjourn. Commissioner Adams seconded the  
12 motion. The Commissioners unanimously voted "Aye". The motion carried.

13  
14 The meeting adjourned at 8:09 p.m.

15  
16  
17 \_\_\_\_\_  
18 Planning Commission Chair

19  
20 \_\_\_\_\_  
21 Barbara Johnson, Planning Tech

22  
23 \_\_\_\_\_  
24 Date Approved  
25  
26  
27

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